

Housing Authority of the City of Vineland

REGULAR MEETING
Thursday, February 17, 2011
7:56 p.m.

The Regular Meeting of the Housing Authority of the City of Vineland was called to order by Chairman Robert A. D'Orazio on Thursday, February 17, 2011 at 7:56 p.m. at the office of the Authority located at 191 W. Chestnut Avenue, Vineland, New Jersey 08360. The following Commissioners were present:

Commissioner Joseph Asselta	
Commissioner Beatrice Corbin	(Absent)
Commissioner Carmen Nydia Diaz	(via telephone)
Commissioner Vickie Burk	
Chairman Robert A. D'Orazio	

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Charles W. Gabage, Esquire -- Solicitor; Dan Avena from the VHA's fee accounting firm and Gloria Pomales, Executive Assistant.

Chairman D'Orazio read the Sunshine Law.

The Chairman entertained a motion to approve the minutes of the Regular Meeting held on January 20, 2011. A motion was made by Commissioner Burk and seconded by Commissioner Asselta. The following vote was taken:

Commissioner Joseph Asselta	(Yes)
Commissioner Beatrice Corbin	(Absent)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Vickie Burk	(Yes)
Chairman Robert A. D'Orazio	(Yes)

Chairman D'Orazio called for the Financial Report from Avena's office. Ms. Cavallo reviewed the Financial Report for the four months ending January 31, 2010, by reviewing the numerous line item figures. There was a brief discussion on the financial report.

Chairman D'Orazio requested the Executive Administrative Report. Mrs. Jones reported on the Kidston Tower elevators. There are still some issues with the elevators. Some papers have been found in the tracks of the elevators, which may have caused them to malfunction. There are some other issues with the fuses. The elevator contractor was on-site all day today to work on these issues. It has been determined that when the fire company responds they are opening the elevator doors in a way that is clearing the memory of the system. When the memory is cleared the repair company cannot determine what the problem may be. There is a training session tomorrow with the fire department to instruct them on the proper way to open the doors to not clear the memory.

Mrs. Jones reported the budget is a big issue for Public Housing and Section 8. HUD is going to recapture reserves on both sides. This is how they are going to balance the budget this year

again. The Authority is currently being funded under a continuing resolution until March 4th. Washington has until that time to figure out the budget or vote on another continuing resolution, which is probably what is going to happen.

Mrs. Jones stated the Lawn Maintenance Contract will be discussed in the Resolution section tonight.

Mrs. Jones reported on the Parkview fire. The Authority anticipated that Unit #3 would be ready for the tenants to move back into. The unit was cleaned up, but it is too smoky to live in. It has to do with the fact that the smell is coming Unit #'s 4 and 5. The reason for this is there is no fire wall. This was code back when the building was built. Mrs. Jones received an email today from the Authority's architect and he suggests in any future project we build fire walls in all of the buildings which he believe would have prevented the jump of the fire from Unit #5 to other units. Mrs. Jones believes this is a good idea and this can possibly be made as part of the Tax Credit Project.

Mrs. Jones provided an update on the Tax Credit Project. The Authority's consultant has been shopping for a hire rates than \$.73 on the dollar which is what Boston Capital wanted to give the Authority. There may be someone interested in \$.89 on the dollar. However, Mrs. Jones reported there will be a meeting tomorrow with the consultant to talk about the future of this project because a lot of it lies with that is going happen with the budget. If the federal budget does not allow for funding or vouchers which are what the Authority needs to be able to relocate people then the Authority is really not in a good position at this point to move forward. Mrs. Jones will have more information next month.

With no other discussion in related matters the Chairman moved to the Resolutions.

Resolution #2011-09
Resolution to Approve Monthly Expenses

Chairman D'Orazio called for a report from Commissioner Asselta. Commissioner Asselta reported he reviewed all the bills and recommended payment in the sum of \$561,031.96. Commissioner D'Orazio called for a motion to approve the monthly expenses. A motion was made by Commissioner Burk; seconded by Commissioner Asselta. The following vote was taken:

Commissioner Joseph Asselta	(Yes)
Commissioner Beatrice Corbin	(Absent)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Vickie Burk	(Yes)
Chairman Robert A. D'Orazio	(Yes)

Resolution #2011-10 Executive Session

Chairman D'Orazio entered a motion to hold an Executive Session. A motion died for lack of need.

Resolution #2011-11
**Resolution Authorizing Payment under the Capital Funds Appropriations Program to
Straga Brothers, Inc.**

Chairman D’Orazio called for a motion to approve payment to Straga Brothers, Inc. in the sum of \$103,119.30. A motion was made by Commissioner Asselta; seconded by Commissioner Burk. The following vote was taken:

Commissioner Joseph Asselta	(Yes)
Commissioner Beatrice Corbin	(Absent)
Commissioner Carmen Nydia Diaz	(Abstain)
Commissioner Vickie Burk	(Yes)
Chairman Robert A. D’Orazio	(Yes)

Resolution #2011-12
**Resolution Awarding Landscaping/Grounds Keeping Services Contract
for the period April 2011 through November 2011**

There were 10 proposals submitted. Thorobred Landscape Co. is the lowest qualified bidder with a cost of \$23,900. This bid was reviewed by the Authority’s solicitor. Chairman D’Orazio called for a motion to approve Resolution #2011-12. A motion was made by Commissioner Asselta; seconded by Commissioner Burk. The following vote was taken:

Commissioner Joseph Asselta	(Yes)
Commissioner Beatrice Corbin	(Absent)
Commissioner Carmen Nydia Diaz	(Yes)
Commissioner Vickie Burk	(Yes)
Chairman Robert A. D’Orazio	(Yes)

No comments from press, public and/or Board Members.

With no further business to discuss, Chairman D’Orazio entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Asselta; seconded by Commissioner Burk. The vote was carried unanimously by the Board Members present.

The Regular Meeting of The Board of Commissioners was adjourned at 8:12 p.m.

Respectfully submitted,

Jacqueline S. Jones
Secretary/Treasurer